

Committee: Housing Board

Agenda Item

Date: 8 March 2016

6

Title: Transfer of Land for Specialist Housing Project

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Item for decision

Summary

1. This report updates members on the proposed transfer of land at Newton Grove Dunmow for nil value to the Domestic Abuse Charity - Safer Places, for them to build within the district a specialist housing project for women suffering from domestic abuse.

Recommendations

2. That the Housing Board recommends to Cabinet

That the land in Dunmow that had been proposed for this project should now be used by the housing department to deliver new affordable council properties for general needs clients.

Financial Implications

3. The Housing Revenue Account retains an asset valued in 2013 as £95,000 for the provision of a supported housing project or £215,000 on the open market.
4. The council will be able to use right to buy receipts to develop this site which will help the council meet the target of properties that need to be delivered under the right to buy receipts formula that the council has agreed with government.

Background Papers

5. None

Impact

- 6.

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|----------------------------|--|
| Communication/Consultation | As publicity given to previous proposals the reasons for change of use will need to be explained |
| Community Safety | n/a |

| | |
|---------------------------------|--------------|
| Equalities | n/a |
| Health and Safety | n/a |
| Human Rights/Legal Implications | n/a |
| Sustainability | n/a |
| Ward-specific impacts | Great Dunmow |
| Workforce/Workplace | n/a |

Situation

7. In 2013 the Cabinet approved the transfer of a development site in Newton Grove, Great Dunmow at nil cost to Safer Places an independent domestic abuse charity to provide a domestic violence refuge for women within the District.
8. Safer Places have recently been through a tender process with Essex County Council for the provision of domestic violence services across Essex which has required them to re-look at the requirements for refuge spaces within Essex and their model of working in order to fulfil their new contract.
9. Safer Places have therefore informed the council that under their new contract they are no longer looking to expand refuge spaces within Essex and therefore will not be progressing with a scheme on the council's land in Great Dunmow.
10. As this is a prime development site the council's Development Manager will now look to use this site for delivering new affordable council housing and proposes to bring forward a planning application for this site as soon as possible. This development can be funded by the council's right to buy receipts.



11. The housing department, who funds Safer Places to provide an outreach service for victim of domestic abuse within Uttlesford, will continue to work with the charity to see if there are other ways that the council can support their work with this vulnerable client group.

Risk Analysis

13.

| Risk | Likelihood | Impact | Mitigating actions |
|------|------------|--------|--------------------|
| | | | |

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.